

Lansdown Square East, Bath, **BA1**



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Located in Lansdown on the upper north slopes of Bath, Somerset, this Bath stone townhouse is part of a recent development in a sought-after location, just two miles from Bath city centre and with easy access to the M4. The location offers the best of both city and country: Bath is a world heritage city with a wide range of historic and cultural attractions, as well as shops, restaurants, bars and entertainment facilities. While in both the immediate and surrounding area, there is a range of sporting opportunities such as golf, cricket, horse racing and rugby, as well as a highly regarded selection of private and state schools.



Guide price: £1,200,000

Tenure: Freehold

Local authority: Bath and North East Somerset

Council tax band: G

The House

Lansdown Square East is at the far end of Granville Road, with open countryside on two sides of the development. At the front, number 3 faces the landscaped square, where it has an allocated parking space. With its Bath stone cladding, this townhouse feels like a modern interpretation of a classic Bath property. Number three was part of Phase 1 of the building development and features higher specifications in terms of bathrooms, cloakrooms, quality of carpentry (Benton's wardrobes) and the installation of solar panels.

The interior has been recently redecorated, and all the fixtures and fittings have been upgraded or beautifully maintained. A light and airy hallway with slick storage leads to the main living space and heart of the home - the kitchen/dining/living room. The sleek kitchen has milk/taupe units on each wall, with a generous white island in the centre and built-in Siemens appliances. All the units have been adapted with useful drawer storage; there's a double fridge/freezer and a wine fridge. The dining area is generous, as is the living room, which features a state-of-the-art marble electric fireplace. An oversized window and sliding doors (with remote-controlled blinds) connect the inside to the private rear garden; the doors open to the private garden paving, seamlessly extending the inside spaces outside.

There's a spacious WC and a utility room in the hallway. The stairs up have been over-boarded by Bath Bespoke to create a seamless finish to the flooring connecting each level. There are engineered oak floorboards throughout the ground and first floors, with underfloor heating - and carpeting on the second floor.

On the first floor, the reception room extends the full depth of the house and has sliding doors to an outside terrace at the rear, as does the principal bedroom, which also has full-height fitted wardrobes and en suite with shower. An office/bedroom 4 faces the front of the house and has floor-to-ceiling storage.

On the second floor, there are two bedrooms, a bathroom, and a door to another spacious outside terrace at the side of the property.

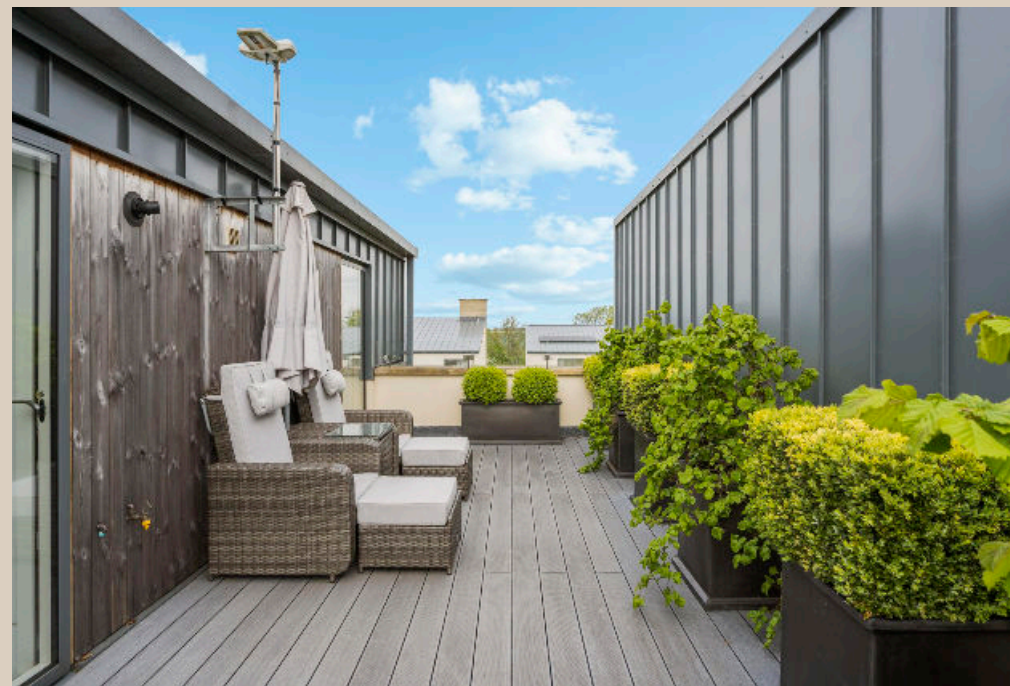




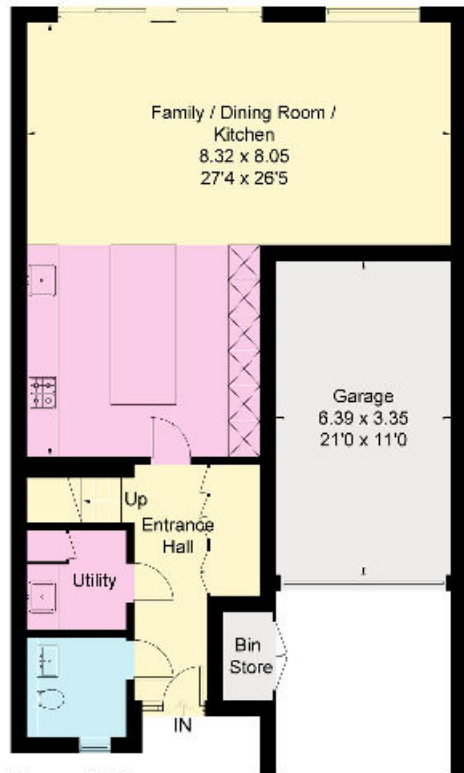


Outside

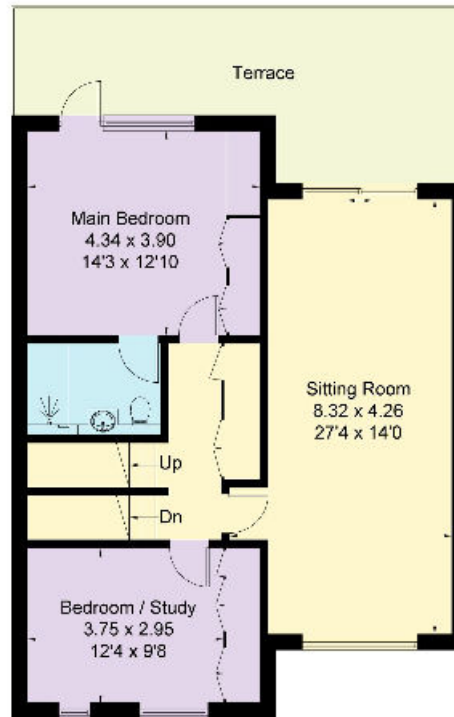
The front of the house faces the private square with an allocated parking space. There's a bin store and a generous garage with space in front for a small car. The rear garden is accessed from the kitchen/dining room, with the elegant paving providing a smooth transition in and out. The space has been thoughtfully designed, with hard landscaping creating seating areas. Deep planters, hedging, and a wall of Photinia Red Robin shrubs frame the garden walls. There's access via a private gate to a communal garden space shared with immediate neighbours: mainly lawn, with paving and seating on one side, a few trees and far-reaching views across Bath and the hills beyond.



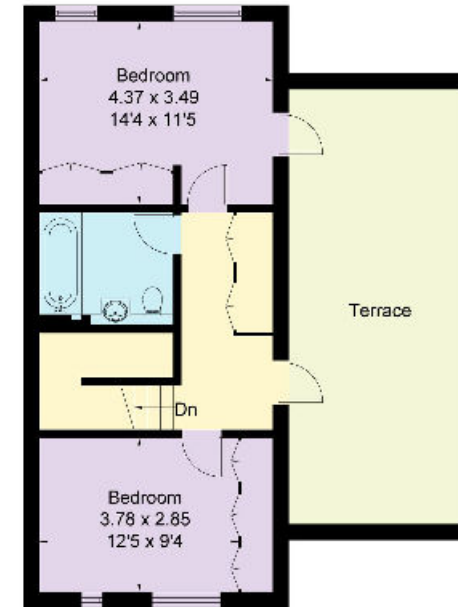
Approximate Area = 201.8 sq m / 2172 sq ft
 Garage = 20.1 sq m / 216 sq ft
 Total = 221.9 sq m / 2389 sq ft
 Including Limited Use Area (0.5 sq m / 5 sq ft)



Ground Floor



First Floor



Second Floor



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. All those items regarded as tenant's fixtures and fittings, are specifically excluded from any tenancy and will not be evidenced in the inventory. Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("Information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated May 2023. Photographs and videos dated May 2023.

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